FRD1340 11/01/89 jef

This Instrument Prepared By:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
George T. Hicks 6 Middleton Park Lane Nashville, TN 37215	Same	Map 130 Parcel 43

Mail

WHEREAS, by Deed of Trust dated December 1, 1986, of record in Book 7063, page 219, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Elliott Warner Jones and wife, Marilyn Lee Jones conveyed the real property described on attached Exhibit A, which is incorporated herein by reference (the "Property") to Marshall L. Hix, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Successor Trustee dated September 28, 1989, of record in Book 7949, page 485, said Register's Office, Felix R. Dowsley, III was appointed Successor Trustee under the Deed of Trust (the "Successor Trustee"); and

WHEREAS, the Indebtedness was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the Property, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on October 5, 1989, and thereafter published on October 12, 1989 and October 19, 1989, with said notice of sale advertising the sale of the Property to be held on October 27, 1989, at 12:00 Noon; and

WHEREAS, on October 27, 1989, at 12:00 Noon at the front (south) door of the Davidson County Courthouse, in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Property was offered for sale in the manner provided in said notice and in the Deed of Trust, and the Trustee received a bid of One Hundred Thousand and No/100ths Dollars ($100,000.00), which bid was the last, highest and best bid, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as herein provided, I, Felix R. Dowsley, III, Successor Trustee, do hereby bargain, sell, transfer and convey the Property unto George T. Hicks, and his heirs and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Successor Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from all rights of redemption, homestead, dower, elective or distributive share, any right of appraisement or valuation and all other rights

and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, rights of redemption of taxing entities, liens for property and other taxes and other matters that are prior in right to the lien and security title of the Deed of Trust, including but not limited to that certain deed of trust of record in Book 6703, page 602, said Register's Office.

I, Felix R. Dowsley, III, Successor Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Successor Trustee, but no further or otherwise.

This is improved property known as 1106 Belle Meade Boulevard, Nashville, Tennessee 37205.

WITNESS my hand as Successor Trustee on this 6 day of November, 1989.

Felix R Dowsley III Successor Trustee

Felix R. Dowsley, III,
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Felix R. Dowsley, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and who further acknowledged that he as such Successor Trustee executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained, and who stated, upon oath, that the actual consideration or value, whichever is greater, for this transfer is One Hundred Thousand and No/100ths Dollars ($100,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 6 day of November, 1989.

NOTARY PUBLIC COM. EXPIRES

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Nov. 19 89.
B. Edwards
Deputy Register

1640 11/06 0101 03CHECK 340.00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
Nov 6 2 09 PM '89

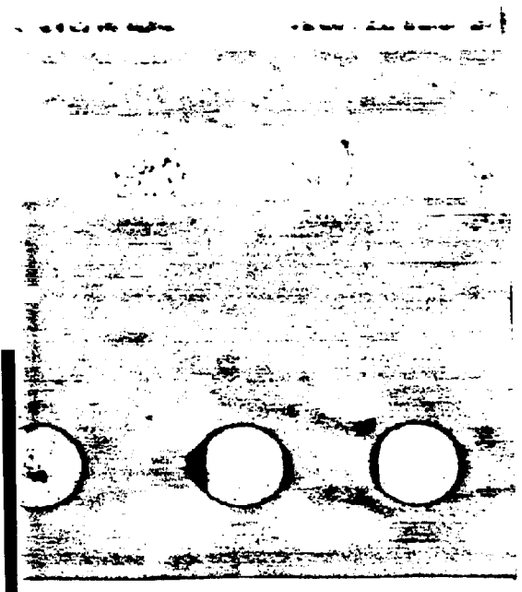
IDENTIF. REFERENCE

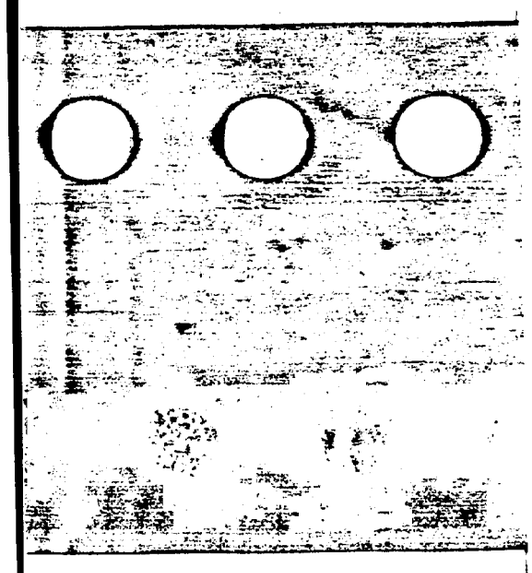
7977 11

Being Not No. 31 on the Revised Plan of B. E. Woodard's Warner Park Subdivision as of record in Book 1130, page 87, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Belle Meade Boulevard at the corner of Lots Nos. 30 and 31; thence with the line between said two lots, southeastwardly 300 feet to the northwest corner of Lot No. 29; thence with the line between Lots 29 and 31, eastwardly 115.4 feet to the westerly line of Lot No. 37; thence with said line northwardly 130 feet to the common corner of Lots Nos. 31 and 32; thence northwesterly 340 feet to the southeasterly margin of Belle Meade Boulevard; thence with said Boulevard, southwestwardly 200 feet to the beginning.

Being the same property conveyed to Elliott Warner Jones and wife, Marilyn Lee Jones by installment deed from Nancy C. Perrine, unmarried, of record in Book 6025, page 594, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7977 PAGE 577

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 100000.00

CON TX 330.00

~~PRFEE 1.00~~

WDEED 9.00

TOTAL 340.00

CHECK 340.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/06/89 01 14:09 0001 1640

7.97111

IDENTIF. TREFERENCE

NOV 6 2 09 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 264516